

  
**BERCOW & RADELL**  
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231  
E-Mail: MLarkin@BRZoningLaw.com

March 3, 2004

VIA HAND-DELIVERY

Ms. Diane Williams  
Director  
Department of Planning and Zoning  
Stephen P. Clark Center  
111 N.W. 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33131

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04-067  
MAR 05 2004

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

*BC*

Re: Letter of Intent in connection with Zoning Application for Trinity Properties of Aventura, Inc. Public Hearing No. 04-067.

Dear Diane:

We represent Blue Green Commercial Corp. ("Purchaser"), the contract purchaser of the above-referenced property. Please let the following serve as the necessary letter of intent in connection with the captioned application.

Property. The property that is the subject of this zoning application consists of 2.57 acres located at the northwestern corner of N.E. 195<sup>th</sup> Street and West Dixie Highway ("Property"). Currently, the Property is zoned RU-3M. The Property is being utilized as a mobile home park. Based upon the Property's proximity to the burgeoning City of Aventura, the utilization of the Property as a mobile home park represents a substandard, underutilized, and anachronistic use of the Property. In addition, the mobile home park is an eyesore based upon its deteriorating condition.

In recognition of the foregoing, on November 5, 2003, the Board of County Commissioners of Miami-Dade County (BCC) approved of a Small-Scale Comprehensive Development Master Plan (CDMP) amendment application with regard to the Property's land use designation. The BCC approved of a split land use designation for the Property. The southern one-half of the Property ("Parcel 1") was redesignated from Low-Medium Density Residential to Industrial and Office. The BCC redesignated the northern one-half of the Property ("Parcel 2") from Low-Medium Density Residential to Business and Office.

The western portion of the applicant's property fronting upon N.E. 26<sup>th</sup> Avenue was excluded from the CDMP amendment application approved by the BCC on November 5, 2003. This portion of the overall property will remain zoned RU-3M and is not a part of this application. It is important to note that the requested rezonings, and

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proffered site plan, are compatible with the zoning classification or land use designation of the surrounding properties.

To the north of the Property, there is another deteriorating mobile home park. This property is zoned RU-3M. However, the BCC, also on November 5, 2003, redesignated that property's land use designation from Low-Medium Density Residential to Business and Office. West Dixie Highway forms the eastern boundary of the Property. The FEC Railroad Corridor is located immediately to the east of West Dixie Highway. N.E. 195<sup>th</sup> Street forms the southern boundary of the Property. The large imposing Miron Building Products structure is situated on the south side of N.E. 195<sup>th</sup> Street directly across the street from the Property. The property upon which the Miron Building Product structure is located is zoned IU-1. As mentioned earlier, the western portion of the applicant's overall property will remain zoned RU-3M. This forms the western boundary of the Property that is the subject of this zoning application. According to the Ojus Charrette Report (OCR), the western portion of the applicant's property should be redeveloped with either townhomes or garden style apartments. Under the OCR, this area functions as a transition area between the single-family homes located on the west side of N.E. 26<sup>th</sup> Avenue and the commercial uses required by the OCR that will front upon West Dixie Highway.

Development Proposal. The applicant is proposing to rezone Parcel 1 from RU-3M to IU-1. The applicant is proposing to rezone Parcel 2 from RU-3M to BU-2. The foregoing district boundary change requests are consistent with each Parcel's underlying land use designation. With regard to Parcel 1, the Purchaser is proposing to construct a self-service storage facility. At the present moment, the purchaser has no development plans for Parcel 2. The applicant is not seeking any non-use variances in connection with the application. If you have any questions or comments with regard to the foregoing, please give me a call at (305) 377-6231. We look forward to your favorable review and recommendation.

Sincerely,



Michael W. Larkin

MWL/yg

cc: Mr. David Brown  
Jeffrey Bercow, Esq.

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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

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